



Memorandum

TO: Historic Landmarks Commission

FROM: Courtney Damkroger

SUBJECT: PD 02-073

DATE: November 21, 2002

APPROVED:

DATE:

SUBJECT: PD02-073 PLANNED DEVELOPMENT PERMIT TO ALLOW CONSTRUCTION OF A 5,824 SQUARE FOOT ASIAN STATE ROOM AND A 3,540 SQUARE FOOT ADDITION TO THE EXISTING ADMINISTRATIVE BUILDING/CHAPEL OF THE OAKS ON A 5.86 GROSS ACRE SITE IN THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT (OAK HILL MEMORIAL PARK).

BACKGROUND

The applicant, California Funeral Services, Inc., is proposing to construct a 5,824 square foot Asian State Room and a 3,540 square foot addition to the existing administrative building/Chapel of the Oaks on a 5.86 gross acre site within Oak Hill Memorial Park.

The project site is located roughly at the northwest corner of Oak Hill Memorial Park near the entrance at the intersection of Curtner Avenue and Little Orchard Street. To the north of the cemetery are heavy industrial and commercial office uses. West of the site is a Chinese Cemetery that is not a part of Oak Hill Memorial Park, and vacant land that was recently rezoned (File No. PDC02-042) and annexed (File No. Monterey Park No. 104) for up to 399 single family attached dwelling units.

The Planned Development Rezoning of Oak Hill Memorial Park (PDC01-03-048) was adopted by the City Council on June 25, 2002. The rezoning was intended to provide a master plan of the cemetery to its ultimate build out, providing for additions to existing structures, as well as additional mausoleums. Planning staff encouraged the owner to consider City Landmark Designation for the entire cemetery.

The historic report provided for the rezoning of Oak Hill indicates that smaller mausoleums developed within the historic areas of the cemetery could have impacts on the context of the site. However, the potential impact of any additions, alterations or changes to the historic areas of the cemetery would not adversely affect the historic character if done in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The following mitigation was required to be included on the land use plan to adequately address the preservation of historic resources at the project site:



“New construction shall be designed and sited in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and/or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Prior to the issuance of a Planned Development Permit for additions within the cemetery, the project applicant shall contract a qualified architectural historian to review the proposed project for consistency with said standards. Final location and design shall be subject to review and recommendation by the Historic Landmarks Commission and to the satisfaction of the Director of Planning.”

The Planned Development rezoning of Oak Hill Memorial Park required that subsequent permits be referred to the Historic Landmarks Commission for comment prior to any decision. The current proposal is to be reviewed by the Historic Landmarks Commission based on this mitigation. The Commission’s comments will be forwarded to the Director of Planning and the project will be considered at a public hearing by the Director of Planning, tentatively scheduled for December 11, 2002.

ANALYSIS

Two separate reports (attached) are provided by Dill Design Group to evaluate the proposed project for conformance with the Secretary of the Interior’s Standards.

The report for the Chapel of the Oaks/Administration building, built in 1957 to 1970, identified that the age of the building does not render it historically significant and therefore the Secretary of the Interior’s Standards do not apply to the modifications of the buildings. However, since the site and nearby buildings are considered historically significant, the modifications should be designed in a compatible manner so that the building remains compatible with the historic setting. The additions to the south and within the interior footprint of the existing building are minor in size and scale, and use materials that match the existing building. The changes will be imperceptible and will not additionally impact the surrounding historical site or buildings.

The report for conformance with the Secretary of the Interior’s Standards was performed for the proposed 5,824 square foot Asian State Room. The report indicates that the proposed structure is compact in massing with complete compositions on all four facades and is in scale with other chapels and mausoleums in the area. The Asian theme of the building provides a distinctive style from other buildings, with colors and materials that would not draw attention away from the other structures within Oak Hill.

The proposed additions adequately address potential impacts to historical resources as well as preserve the historical context and integrity of the site. Staff has concluded that the project is generally in keeping with the Secretary of the Interior’s Standards, and will not adversely impact the resources at the site.

RECOMMENDATION

Planning staff recommends the Historic Landmarks Commission support the proposal and forward a recommendation for approval as proposed by the applicant to the Director of Planning.

Courtney Damkroger
Historic Preservation Officer

Attachments

- Project Plans
- Map
- *Secretary of the Interior's Standards Review Funeral Home/Office Expansion Project Oak Hill Memorial Park for SCI California Funeral Services, Inc.* dated August 5, 2002, prepared by Dill Design Group
- *Secretary of the Interior's Standards Review Asian Stateroom Project Oak Hill Memorial Park for SCI California Funeral Services, Inc.* dated August 5, 2002, prepared by Dill Design Group